HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2011

Increase in Third Quarter Housing Activity

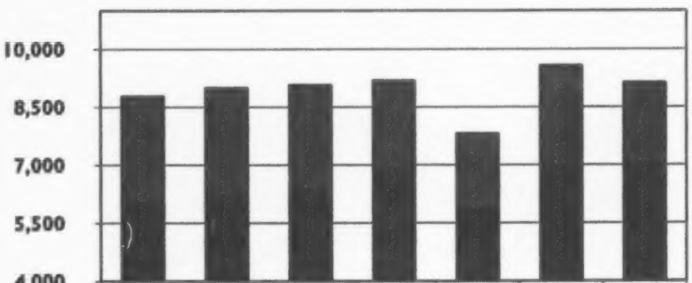
Total housing starts in the third quarter increased close to seven per cent when compared to the same period in 2010. The rise in starts for the quarter was evident in all four provinces, including Prince Edward Island (PE), New Brunswick (NB), Newfoundland and Labrador (NL), and Nova Scotia (NS).

In PE, there was a 50 per cent increase in starts in the third quarter as a result of significant gains in multiples activity. Single starts increased close to 17 per cent while there were nearly twice as many multiple starts in the third quarter this year compared to the same period last year.

In NS, total starts were up more than ten per cent due to a significant rise in multiple starts. There was a seven per cent decline in single starts in

Figure 1

Atlantic Canada Housing Starts
January-September



	2005	2006	2007	2008	2009	2010	2011
Rural	2754	2772	2689	2252	1931	2582	2086
Urban	6025	6221	6386	6934	5881	6996	7045

Source: CMHC

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Figure 2

Source: CMHC

the quarter compared to the same quarter of 2010. Multiple starts increased close to 31 per cent.

Activity in NL was up by more than three per cent due to an increase in multiple starts. There were 1.7 times as many multiple starts recorded in the third quarter of 2011 compared to last year. This was offset by an 8.6 per cent drop in single starts activity.

For NB there was a moderate rise of close to one per cent in starts in the quarter due to an increase of nearly four per cent in singles being offset by a small drop of close to two per cent in multiple starts for the quarter.

Decline in Single Starts Offset by Rise in Multiples

Multiple starts were up over 24 per cent in the third quarter due to a similar rise in apartment starts. The growth in apartment construction was also supported by stronger row and semi-detached starts, which recorded increases of close to 55 per cent and 13 per cent, respectively.

Stronger Urban Starts Activity

Of the six large urban centres in Atlantic Canada, five reported positive growth in starts activity for the third quarter. Those centres reporting increases in the quarter included Moncton and Halifax, both up 41 per cent, Charlottetown at 34 per cent, St John's at 25 per cent, and Fredericton at 15 per cent.

The only decline in performance in the quarter came from Saint John, which saw a decrease of over 58 per cent as a result of a decline in apartment starts.

Of the smaller centres in the Atlantic region, seven, including Gander and Grand Falls NL, Summerside PE, Chester, East Hants and Queens County NS, and Bathurst NB reported higher starts in the third quarter.

There were 2,715 completions in Atlantic Canada in the third quarter compared to 2,788 completions in 2010. Units under construction for the same period increased 14.1 per cent.

Figure 3

Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association MLS® Average Price: Annual Data, Price for each year unadjusted

MLS® Sales Higher in Third Quarter

MLS® sales in Atlantic Canada were up 7.7 per cent in the third quarter (unadjusted) compared to a year ago. Strength in the quarter was observed in three out of the four provinces, with declines limited to NB, where sales decreased three per cent compared to a year ago (unadjusted).

Overall, year to date sales to the end of September are up just under one per cent (unadjusted). Sales are up over four per cent in PE, close to two per cent in NS, and less than one per cent in NL after the first nine months of 2011. Sales are down moderately in NB at just over one per cent so far in 2011.

MLS® Price Growth Improves

The average MLS® price in Atlantic Canada was up 5.5 per cent (unadjusted) in the third quarter to $200,818. To the end of September 2011, the average price is up 3.4 per cent in the region, to $200,481.

The number of listings reported to the end of September 2011, on an unadjusted basis, is up close to seven per cent compared to 2010.

Economic Factors

The labour force decreased by 0.8 per cent in the third quarter in Atlantic Canada (seasonally adjusted). There was also a decline of 0.3 per cent in total employment during the quarter.

Overall, the unemployment rate in Atlantic Canada declined to 10.6 per cent in the third quarter, compared to 10.9 per cent a year ago.

The economic forecast remains positive in 2011, but factors such as the dollar, oil prices and small gains in employment will prevent economic growth from rising above levels achieved in 2010. The forecast for 2012 will be lifted by the recent shipbuilding contract announcement.

In NL, energy and mining project development, as well as current production and mining activity, will remain the key drivers of growth. Capital investment will provide a significant level of stimulus for the provincial economy, with NL having the best outlook in Atlantic Canada for 2011 and 2012. Expect 3.5 per cent GDP growth in 2011 and 2.5 per cent in 2012.

For PEI, growth will be weaker than 2010 as a result of a slowdown in capital spending by all levels of government and a softening in private sector investment. Economic growth is forecast at 1.4 per cent in 2011 and 1.5 per cent in 2012.

For Nova Scotia, economic growth in 2012 is expected to be above the current ten-year average of 1.6 per cent as a result of the recent announcement regarding the shipbuilding contract. In terms of the energy sector, reduced levels of energy exports over the past year will soon be offset by the start-up of production from Deep Panuke. Notwithstanding, the economy will continue to be impacted by fiscal restraint and recent announcements of layoffs and plant closures. Employment growth will rebound in 2012 as shipbuilding activity beings to ramp-up. As a result, retail spending and migration to the province will improve in 2012. Positive economic growth of 1.3 and 2.0 per cent is expected in 2011 and 2012, respectively.

Economic growth in New Brunswick will remain weak over the forecast period. Even with the benefit of stable prices in the energy sector, as well as other commodities, such as potash, the economic outlook will be affected by reduced capital investment throughout the province. Combined with a softening outlook for large scale private sector investment, the near term prospects for economic growth remain weak. As a result, moderate GDP growth of 1.1 per cent is forecast in 2011 and 1.3 per cent in 2012.

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Atlantic Region
Third Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2011	1,496	232	308	1	14	128	82	1,135	1,077	4,473
Q3 2010	1,645	196	179	6	20	81	41	834	1,165	4,167
% Change	-9.1	18.4	72.1	-83.3	-30.0	58.0	100.0	36.1	-7.6	7.3
Year-to-date 2011	3,280	604	632	2	37	270	131	2,089	2,086	9,131
Year-to-date 2010	3,927	570	492	10	38	229	138	1,592	2,582	9,578
% Change	-16.5	6.0	28.5	-80.0	-2.6	17.9	-5.1	31.2	-19.2	-4.7
UNDER CONSTRUCTION										
Q3 2011	2,925	610	747	3	43	531	87	3,288	1,524	9,758
Q3 2010	3,081	490	615	12	63	591	78	1,812	1,810	8,552
% Change	-5.1	24.5	21.5	-75.0	-31.7	-10.2	11.5	81.5	-15.8	14.1
COMPLETIONS										
Q3 2011	1,156	144	177	10	28	43	53	469	635	2,715
Q3 2010	1,311	144	125	4	21	114	46	594	429	2,788
% Change	-11.8	0.0	41.6	150.0	33.3	-62.3	15.2	-21.0	48.0	-2.6
Year-to-date 2011	3,213	476	522	18	79	246	148	767	2,185	7,654
Year-to-date 2010	3,688	512	335	10	84	278	156	998	1,885	7,946
% Change	-12.9	-7.0	55.8	80.0	-6.0	-11.5	-5.1	-23.1	15.9	-3.7
COMPLETED & NOT ABSORBED										
Q3 2011	137	55	29	0	19	23	1	163	na	427
Q3 2010	153	60	34	0	24	130	6	173	na	580
% Change	-10.5	-8.3	-14.7	n/a	-20.8	-82.3	-83.3	-5.8	n/a	-26.4
ABSORBED										
Q3 2011	880	114	151	10	26	76	28	328	na	1 613
Q3 2010	978	126	90	4	16	49	22	508	na	1 793
% Change	-10.0	-9.5	67.8	150.0	62.5	55.1	27.3	-35.4	n/a	-10.0
Year-to-date 2011	2,517	406	470	18	77	343	69	467	na	4,367
Year-to-date 2010	2,879	464	294	10	91	260	102	678	na	4,778
% Change	-12.6	-12.5	59.9	80.0	-15.4	31.9	-32.4	-31.1	n/a	-8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador
Third Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2011	523	4	175	1	10	44	35	22	394	1,208
Q3 2010	531	4	81	6	8	0	16	12	508	1,166
% Change	-1.5	0.0	116.0	-83.3	25.0	n/a	118.8	83.3	-22.4	3.6
Year-to-date 2011	1,172	8	404	2	24	68	59	22	802	2,561
Year-to-date 2010	1,322	10	192	10	21	4	46	12	1,112	2,729
% Change	-11.3	-20.0	110.4	-80.0	14.3	**	28.3	83.3	-27.9	-6.2
UNDER CONSTRUCTION										
Q3 2011	1,206	10	387	3	22	113	35	34	482	2,292
Q3 2010	1,279	8	220	12	18	66	20	12	795	2,430
% Change	-5.7	25.0	75.9	-75.0	22.2	71.2	75.0	183.3	-39.4	-5.7
COMPLETIONS										
Q3 2011	434	4	76	10	3	0	24	0	206	757
Q3 2010	439	2	58	4	9	0	34	0	130	676
% Change	-1.1	100.0	31.0	150.0	-66.7	n/a	-29.4	n/a	58.5	12.0
Year-to-date 2011	1,220	16	272	18	17	21	54	0	869	2,487
Year-to-date 2010	1,292	24	144	10	24	26	50	0	712	2,282
% Change	-5.6	-33.3	88.9	80.0	-29.2	-19.2	8.0	n/a	22.1	9.0
COMPLETED & NOT ABSORBED										
Q3 2011	26	0	0	0	0	0	0	0	n/a	26
Q3 2010	14	0	0	0	0	0	0	0	n/a	14
% Change	85.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	85.7
ABSORBED										
Q3 2011	344	0	66	10	3	0	0	0	n/a	423
Q3 2010	344	0	52	4	9	2	16	0	n/a	427
% Change	0.0	n/a	26.9	150.0	-66.7	-100.0	-100.0	n/a	n/a	-0.9
Year-to-date 2011	1,014	4	248	18	15	21	10	0	n/a	1,330
Year-to-date 2010	1,083	19	134	10	24	35	16	0	n/a	1,321
% Change	-6.4	-78.9	85.1	80.0	-37.5	-40.0	-37.5	n/a	n/a	0.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Prince Edward Island
Third Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2011	84	24	15	0	0	0	9	124	68	324
Q3 2010	79	30	9	0	0	0	1	48	49	216
% Change	6.3	-20.0	66.7	n/a	n/a	n/a	**	158.3	38.8	50.0
Year-to-date 2011	167	38	26	0	0	0	9	240	157	637
Year-to-date 2010	223	44	40	0	0	0	1	122	118	548
% Change	-25.1	-13.6	-35.0	n/a	n/a	n/a	**	96.7	33.1	16.2
UNDER CONSTRUCTION										
Q3 2011	81	24	15	0	0	0	0	191	60	371
Q3 2010	131	46	36	0	0	0	7	168	88	476
% Change	-38.2	-47.8	-58.3	n/a	n/a	n/a	-100.0	13.7	-31.8	-22.1
COMPLETIONS										
Q3 2011	81	8	8	0	5	0	11	144	59	316
Q3 2010	74	4	18	0	0	46	0	76	10	228
% Change	9.5	100.0	-55.6	n/a	n/a	-100.0	n/a	89.5	**	38.6
Year-to-date 2011	150	32	21	0	15	0	11	202	176	607
Year-to-date 2010	190	16	28	0	13	46	5	163	86	547
% Change	-21.1	100.0	-25.0	n/a	15.4	-100.0	120.0	23.9	104.7	11.0
COMPLETED & NOT ABSORBED										
Q3 2011	15	12	2	0	0	8	0	69	n/a	106
Q3 2010	0	1	12	0	0	54	0	34	n/a	101
% Change	n/a	**	-83.3	n/a	n/a	-85.2	n/a	102.9	n/a	5.0
ABSORBED										
Q3 2011	62	8	6	0	5	0	10	54	n/a	145
Q3 2010	59	3	6	0	0	0	0	65	n/a	133
% Change	5.1	166.7	0.0	n/a	n/a	n/a	n/a	-16.9	n/a	9.0
Year-to-date 2011	137	19	13	0	15	40	10	108	n/a	342
Year-to-date 2010	170	15	12	0	13	9	1	101	n/a	321
% Change	-19.4	26.7	8.3	n/a	15.4	**	**	6.9	n/a	6.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Nova Scotia
Third Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2011	504	104	40	0	0	79	16	565	218	1,526
Q3 2010	591	74	33	0	0	0	12	433	239	1,382
% Change	-14.7	40.5	21.2	n/a	n/a	n/a	33.3	30.5	-8.8	10.4
Year-to-date 2011	1,159	248	86	0	6	157	35	1,264	459	3,414
Year-to-date 2010	1,410	214	119	0	0	98	46	826	582	3,295
% Change	-17.8	15.9	-27.7	n/a	n/a	60.2	-23.9	53.0	-21.1	3.6
UNDER CONSTRUCTION										
Q3 2011	940	176	116	0	0	292	28	1,993	397	3,942
Q3 2010	961	172	140	0	7	398	43	893	476	3,090
% Change	-2.2	2.3	-17.1	n/a	-100.0	-26.6	-34.9	123.2	-16.6	27.6
COMPLETIONS										
Q3 2011	399	90	45	0	6	43	7	280	127	997
Q3 2010	490	72	33	0	8	15	4	396	83	1,101
% Change	-18.6	25.0	36.4	n/a	-25.0	186.7	75.0	-29.3	53.0	-9.4
Year-to-date 2011	1,138	228	104	0	6	109	57	326	511	2,479
Year-to-date 2010	1,361	190	125	0	8	80	22	512	473	2,771
% Change	-16.4	20.0	-16.8	n/a	-25.0	36.3	159.1	-36.3	8.0	-10.5
COMPLETED & NOT ABSORBED										
Q3 2011	34	20	6	0	11	0	0	0	n/a	71
Q3 2010	55	11	7	0	17	49	2	68	n/a	209
% Change	-38.2	81.8	-14.3	n/a	-35.3	-100.0	-100.0	-100.0	n/a	-66.0
ABSORBED										
Q3 2011	261	58	30	0	3	49	7	212	n/a	620
Q3 2010	307	39	17	0	0	6	1	351	n/a	721
% Change	-15.0	48.7	76.5	n/a	n/a	**	**	-39.6	n/a	-14.0
Year-to-date 2011	733	166	93	0	12	158	20	226	n/a	1,408
Year-to-date 2010	851	120	101	0	12	71	11	355	n/a	1,521
% Change	-13.9	38.3	-7.9	n/a	0.0	122.5	81.8	-36.3	n/a	-7.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1d: Housing Activity Summary of New Brunswick
Third Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2011	385	100	78	0	4	5	22	424	397	1,415
Q3 2010	444	88	56	0	12	81	12	341	369	1,403
% Change	-13.3	13.6	39.3	n/a	-66.7	-93.8	83.3	24.3	7.6	0.9
Year-to-date 2011	782	310	116	0	7	45	28	563	668	2,519
Year-to-date 2010	972	302	141	0	17	127	45	632	770	3,006
% Change	-19.5	2.6	-17.7	n/a	-58.8	-64.6	-37.8	-10.9	-13.2	-16.2
UNDER CONSTRUCTION										
Q3 2011	698	400	229	0	21	126	24	1,070	585	3,153
Q3 2010	710	264	219	0	38	127	8	739	451	2,556
% Change	-1.7	51.5	4.6	n/a	-44.7	-0.8	200.0	44.8	29.7	23.4
COMPLETIONS										
Q3 2011	242	42	48	0	14	0	11	45	243	645
Q3 2010	308	66	16	0	4	53	8	122	206	783
% Change	-21.4	-36.4	200.0	n/a	**	-100.0	37.5	-63.1	18.0	-17.6
Year-to-date 2011	705	200	125	0	41	116	26	239	629	2,081
Year-to-date 2010	845	282	38	0	39	126	79	323	614	2,346
% Change	-16.6	-29.1	**	n/a	5.1	-7.9	-67.1	-26.0	2.4	-11.3
COMPLETED & NOT ABSORBED										
Q3 2011	62	23	21	0	8	15	1	94	n/a	224
Q3 2010	84	48	15	0	7	27	4	71	n/a	256
% Change	-26.2	-52.1	40.0	n/a	14.3	-44.4	-75.0	32.4	n/a	-12.5
ABSORBED										
Q3 2011	213	48	49	0	15	27	11	62	n/a	425
Q3 2010	268	84	15	0	7	41	5	92	n/a	512
% Change	-20.5	-42.9	**	n/a	114.3	-34.1	120.0	-32.6	n/a	-17.0
Year-to-date 2011	633	217	116	0	35	124	29	133	n/a	1,287
Year-to-date 2010	775	310	47	0	42	145	74	222	n/a	1,615
% Change	-18.3	-30.0	146.8	n/a	-16.7	-14.5	-60.8	-40.1	n/a	-20.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Atlantic Region 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	5.6	9.8	42.2	**	-54.8	-16.1	13.4	48.2	25.6	17.2
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	5.2	-18.8	58.0	**	-36.8	-81.0	**	-61.3	34.6	18.0
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island
2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	272	58	50	0	0	0	1	211	164	756
% Change	-6.8	26.1	42.9	n/a	-100.0	-100.0	-91.7	-13.2	-10.9	-13.8
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	12.7	17.9	21.9	n/a	-100.0	22.5	100.0	69.5	18.4	25.3
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-0.2	5.3	39.8	n/a	-38.9	0.8	-42.7	64.9	27.7	16.5
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
St. John's	399	415	4	4	15	17	214	70	632	506	24.9
Bay Roberts	36	41	0	0	0	0	0	0	36	41	-12.2
Corner Brook	33	25	0	2	0	0	0	12	33	39	-15.4
Gander	26	31	6	0	24	0	14	6	70	37	89.2
Grand Falls-Windsor	30	25	0	2	5	4	8	4	43	35	22.9
Total Newfoundland & Labrador (10,000+)	524	537	10	8	44	21	236	92	814	658	23.7

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
St. John's	959	1,113	4	12	42	43	440	160	1,445	1,328	8.8
Bay Roberts	65	73	0	0	0	0	0	0	65	73	-11.0
Corner Brook	47	45	2	2	0	0	2	12	51	59	-13.6
Gander	59	52	12	4	40	0	18	14	129	70	84.3
Grand Falls-Windsor	45	49	2	4	8	26	14	8	69	87	-20.7
Total Newfoundland & Labrador (10,000+)	1,175	1,332	20	22	90	69	474	194	1,759	1,617	8.8

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Prince Edward Island
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Charlottetown	66	74	18	20	23	9	90	44	197	147	34.0
Summerside	19	6	6	10	0	0	34	4	59	20	195.0
Total Prince Edward Island (10,000+)	85	80	24	30	23	9	124	48	256	167	53.[illegible]

Table 2.1b: Starts by Submarket and by Dwelling Type
Prince Edward Island
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Charlottetown	137	202	26	30	26	25	190	112	379	369	2.7
Summerside	31	22	12	14	8	15	50	10	101	61	65.6
Total Prince Edward Island (10,000+)	168	224	38	44	34	40	240	122	480	430	11.[illegible]

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Nova Scotia
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Halifax	282	325	50	22	33	33	631	326	996	706	41.1
Cape Breton	37	48	38	24	3	0	3	0	81	72	12.5
Chester MD	14	8	0	0	0	0	0	0	14	8	75.0
East Hants MD	27	19	4	4	7	0	0	0	38	23	65.2
Kentville C.A.	16	8	0	10	0	0	0	36	16	54	-70.4
Kings Subd A SC	23	24	6	12	0	0	0	0	29	36	-19.4
Lunenburg MD	7	37	0	0	0	0	0	0	7	37	-81.1
New Glasgow	28	28	6	6	4	0	0	8	38	42	-9.5
Queens RGM	9	6	0	0	0	0	0	0	9	6	50.0
Truro	44	60	4	6	0	0	10	63	58	129	-55.0
West Hants MD	14	20	0	0	0	0	0	0	14	20	-30.0
Yarmouth MD	6	8	2	2	0	0	0	0	8	10	-20.0
Total Nova Scotia (10,000+)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Table 2.1c: Starts by Submarket and by Dwelling Type
Nova Scotia
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Halifax	670	792	120	108	68	104	1,334	819	2,192	1,823	20.2
Cape Breton	85	99	78	62	3	0	3	2	169	163	3.7
Chester MD	31	22	0	0	0	0	0	0	31	22	40.9
East Hants MD	63	48	16	10	17	0	0	6	96	64	50.0
Kentville C.A.	41	41	14	26	10	13	0	36	65	116	-44.0
Kings Subd A SC	37	66	6	18	0	0	10	0	53	84	-36.9
Lunenburg MD	39	79	0	0	0	0	0	0	39	79	-50.6
New Glasgow	56	63	6	8	8	0	20	10	90	81	11.1
Queens RGM	12	14	0	0	0	0	0	0	12	14	-14.3
Truro	85	130	14	10	0	3	58	63	157	206	-23.8
West Hants MD	37	39	0	0	0	0	0	0	37	39	-5.1
Yarmouth MD	12	20	2	2	0	0	0	0	14	22	-36.4
Total Nova Scotia (10,000+)	1,168	1,413	256	244	106	120	1,425	936	2,955	2,713	8.9

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Saint John	69	101	16	6	11	13	29	179	125	299	-58.2
Moncton	144	163	70	80	18	17	266	92	498	352	41.5
Fredericton	127	127	14	4	43	26	133	119	317	276	14.9
Bathurst	28	17	0	0	0	0	13	10	41	27	51.9
Campbellton	3	8	0	0	0	0	4	28	7	36	-80.6
Edmundston	9	14	0	0	4	4	0	3	13	21	-38.1
Miramichi	17	23	0	0	0	0	0	0	17	23	-26.1
Total New Brunswick (10,000+)	397	453	100	90	76	60	445	431	1,018	1,034	-1.5

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - September 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Saint John	165	263	34	16	14	38	68	246	281	563	-50.1
Moncton	288	344	256	270	42	58	292	260	878	932	-5.8
Fredericton	250	276	20	14	51	56	229	227	550	573	-4.0
Bathurst	48	45	0	4	0	0	37	10	85	59	44.1
Campbellton	6	10	0	0	0	0	4	28	10	38	-73.7
Edmundston	15	24	0	0	4	4	0	3	19	31	-38.7
Miramichi	28	40	0	0	0	0	0	0	28	40	-30.0
Total New Brunswick (10,000+)	800	1,002	310	304	111	156	630	774	1,851	2,236	-17.2

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
St. John's	15	7	0	10	192	70	22	0
[illegible]								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	12
Gander	0	0	24	0	14	6	0	0
Grand Falls-Windsor	0	0	5	4	8	4	0	0
Total Newfoundland & Labrador (10,000+)	15	7	29	14	214	80	22	[illegible]

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
St. John's	42	33	0	10	418	160	22	0
[illegible]								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	12
Gander	0	0	40	0	18	14	0	0
Grand Falls-Windsor	0	0	8	26	14	8	0	0
Total Newfoundland & Labrador (10,000+)	42	33	48	36	452	182	22	12

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Charlottetown	15	9	8	0	0	0	90	44
Summerside	0	0	0	0	0	0	34	4
Total Prince Edward Island (10,000+)	15	9	8	0	0	0	124	48

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Charlottetown	18	25	8	0	0	0	190	112
Summerside	8	15	0	0	0	0	50	10
Total Prince Edward Island (10,000+)	26	40	8	0	0	0	240	122

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Halifax	33	33	0	0	79	0	552	326
Cape Breton	0	0	3	0	0	0	3	0
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	7	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	36
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	4	0	0	0	0	8
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	10	63
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	40	33	7	0	79	0	565	433

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Halifax	64	100	4	4	159	100	1,175	719
Cape Breton	0	0	3	0	0	2	3	0
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	10	0	7	0	0	6	0	0
Kentville C.A.	10	7	0	6	0	0	0	36
Kings Subd A SC	0	0	0	0	0	0	10	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	4	0	2	2	18	8
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	3	0	0	58	63
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	88	107	18	13	161	110	1,264	826

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Saint John	11	10	0	3	2	83	27	96
Moncton	8	17	10	0	15	4	251	88
Fredericton	43	26	0	0	4	0	129	119
Bathurst	0	0	0	0	0	0	13	10
Campbellton	0	0	0	0	0	0	4	28
Edmundston	4	4	0	0	0	3	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	[illegible]	[illegible]	10	3	21	[illegible]	424	341

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Saint John	14	35	0	3	2	85	66	161
Moncton	32	46	10	12	17	6	275	254
Fredericton	51	56	0	0	48	48	181	179
Bathurst	0	0	0	0	0	0	37	10
Campbellton	0	0	0	0	0	0	4	28
Edmundston	4	4	0	0	0	3	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	101	141	10	15	67	142	563	632

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
St. John's	555	484	55	12	22	10	632	506
Bay Roberts	36	41	0	0	0	0	36	41
Corner Brook	33	25	0	2	0	12	33	39
Gander	40	37	0	0	30	0	70	37
Grand Falls-Windsor	38	29	0	0	5	6	43	35
Total Newfoundland & Labrador (10,000+)	702	616	55	14	57	28	814	65[illegible]

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
St. John's	1,331	1,279	92	33	22	16	1,445	1,328
Bay Roberts	65	73	0	0	0	0	65	73
Corner Brook	48	45	2	2	1	12	51	59
Gander	81	70	0	0	48	0	129	70
Grand Falls-Windsor	59	57	0	0	10	30	69	87
Total Newfoundland & Labrador (10,000+)	1,584	1,524	94	35	81	58	1,759	1,617

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Charlottetown	99	103	0	0	98	44	197	147
Summerside	24	15	0	0	35	5	59	20
Total Prince Edward Island (10,000+)	123	118	0	0	133	49	256	167

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Charlottetown	181	257	0	0	198	112	379	369
Summerside	50	50	0	0	51	11	101	61
Total Prince Edward Island (10,000+)	231	307	0	0	249	123	480	430

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Halifax	363	380	79	0	554	326	996	706
Cape Breton	68	60	0	0	13	12	81	72
Chester MD	14	8	0	0	0	0	14	8
East Hants MD	38	23	0	0	0	0	38	23
Kentville C.A.	16	18	0	0	0	36	16	54
Kings Subd A SC	29	36	0	0	0	0	29	36
Lunenburg MD	7	37	0	0	0	0	7	37
New Glasgow	34	34	0	0	4	8	38	42
Queens RGM	9	6	0	0	0	0	9	6
Truro	48	66	0	0	10	63	58	129
West Hants MD	14	20	0	0	0	0	14	20
Yarmouth MD	8	10	0	0	0	0	8	10
Total Nova Scotia (10,000+)	[illegible]	[illegible]	79	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Halifax	845	1,002	163	98	1,184	723	2,192	1,823
Cape Breton	156	131	0	0	13	32	169	163
Chester MD	31	22	0	0	0	0	31	22
East Hants MD	87	64	0	0	9	0	96	64
Kentville C.A.	65	74	0	0	0	42	65	116
Kings Subd A SC	43	84	0	0	10	0	53	84
Lunenburg MD	37	79	0	0	2	0	39	79
New Glasgow	67	72	0	0	23	9	90	81
Queens RGM	12	14	0	0	0	0	12	14
Truro	99	140	0	0	58	66	157	206
West Hants MD	37	39	0	0	0	0	37	39
Yarmouth MD	14	22	0	0	0	0	14	22
Total Nova Scotia (10,000+)	1,493	1,743	163	98	1,299	872	2,955	2,713

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market
New Brunswick
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Saint John	98	119	0	81	27	99	125	299
Moncton	225	252	5	8	268	92	498	352
Fredericton	184	152	0	0	133	124	317	276
Bathurst	28	17	0	0	13	10	41	27
Campbellton	2	8	0	0	5	28	7	36
Edmundston	9	17	4	4	0	0	13	21
Miramichi	17	23	0	0	0	0	17	23
Total New Brunswick (10,000+)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Table 2.5d: Starts by Submarket and by Intended Market
New Brunswick
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Saint John	211	318	3	81	67	164	281	563
Moncton	577	652	5	8	296	272	878	932
Fredericton	324	319	40	51	186	203	550	573
Bathurst	48	49	0	0	37	10	85	59
Campbellton	5	10	0	0	5	28	10	38
Edmundston	15	27	4	4	0	0	19	31
Miramichi	28	40	0	0	0	0	28	40
Total New Brunswick (10,000+)	1,208	1,415	52	144	591	[illegible]	1,851	2,236

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
St. John's	362	357	0	0	9	31	60	50	431	438	-1.6
Bay Roberts	28	32	0	0	0	0	0	0	28	32	-12.5
Corner Brook	14	16	0	0	0	0	0	0	14	16	-12.5
Gander	23	20	10	2	16	0	6	6	55	28	96.4
Grand Falls-Windsor	17	18	2	2	0	10	4	2	23	32	-28.1
Total Newfoundland & Labrador (10,000+)	444	443	12	4	25	41	70	58	551	546	0.9

Table 3.1a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
St. John's	1,041	1,101	4	16	39	46	255	160	1,339	1,323	1.2
Bay Roberts	65	65	0	2	0	0	0	0	65	67	-3.0
Corner Brook	38	45	10	4	0	0	0	0	48	49	-2.0
Gander	57	57	10	4	34	0	16	8	117	69	69.6
Grand Falls-Windsor	37	34	4	4	0	22	8	2	49	62	-21.0
Total Newfoundland & Labrador (10,000+)	1,238	1,302	28	30	73	68	279	170	1,618	1,570	3.1

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Charlottetown	64	61	6	4	13	0	138	140	221	205	7.8
Summerside	20	13	2	0	8	0	6	0	36	13	176.9
Total Prince Edward Island (10,000+)	84	74	8	4	21	0	144	140	257	218	17.[illegible]

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Charlottetown	127	169	24	16	36	23	182	227	369	435	-15.2
Summerside	26	22	8	0	8	4	20	0	62	26	138.5
Total Prince Edward Island (10,000+)	153	191	32	16	44	27	202	227	431	461	-6.[illegible]

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Nova Scotia
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Halifax	231	284	46	40	35	32	255	356	567	712	-20.4
Cape Breton	29	28	20	8	0	0	3	0	52	36	44.4
Chester MD	13	7	0	0	0	0	0	0	13	7	85.7
East Hants MD	19	20	6	2	3	0	0	2	28	24	16.7
Kentville C.A.	13	15	8	14	7	7	12	8	40	44	-9.1
Kings Subd A SC	14	27	2	4	0	0	0	0	16	31	-48.4
Lunenburg MD	18	25	0	0	0	0	0	0	18	25	-28.0
New Glasgow	19	18	2	2	4	0	20	0	45	20	125.0
Queens RGM	5	3	0	0	0	0	0	0	5	3	66.7
Truro	24	48	10	2	0	0	35	47	69	97	-28.9
West Hants MD	14	11	0	0	0	0	0	0	14	11	27.3
Yarmouth MD	3	6	0	2	0	0	0	0	3	8	-62.5
Total Nova Scotia (10,000+)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Table 3.1c: Completions by Submarket and by Dwelling Type
Nova Scotia
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Halifax	625	767	138	94	87	116	337	499	1,187	1,476	-19.6
Cape Breton	93	110	74	34	4	4	3	7	174	155	12.3
Chester MD	27	24	0	0	0	0	0	2	27	26	3.8
East Hants MD	66	58	12	8	3	0	0	6	81	72	12.5
Kentville C.A.	37	40	20	26	20	7	36	8	113	81	39.5
Kings Subd A SC	41	56	6	10	0	0	0	16	47	82	-42.7
Lunenburg MD	65	68	0	2	0	0	0	0	65	70	-7.1
New Glasgow	60	67	2	8	4	0	26	0	92	75	22.7
Queens RGM	12	18	0	0	0	0	0	12	12	30	-60.0
Truro	71	109	12	8	0	6	39	52	122	175	-30.3
West Hants MD	36	34	0	0	0	0	0	0	36	34	5.9
Yarmouth MD	12	20	0	2	0	0	0	0	12	22	-45.5
Total Nova Scotia (10,000+)	1,145	1,371	264	192	118	133	441	602	1,968	2,298	-14.4

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type
New Brunswick
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Saint John	73	108	6	8	14	8	4	71	97	195	-50.3
Moncton	78	57	34	54	14	4	8	53	134	168	-20.2
Fredericton	72	98	2	4	22	6	45	36	141	144	-2.1
Bathurst	13	17	0	0	0	3	0	0	13	20	-35.0
Campbellton	2	4	0	0	0	0	0	0	2	4	-50.0
Edmundston	5	8	0	0	0	0	0	0	5	8	-37.5
Miramichi	10	21	0	0	0	0	0	17	10	38	-73.7
Total New Brunswick (10,000+)	253	313	42	66	50	21	57	[illegible]	[illegible]	[illegible]	[illegible]

Table 3.1d: Completions by Submarket and by Dwelling Type
New Brunswick
January - September 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Saint John	182	253	12	26	28	15	76	83	298	377	-21.0
Moncton	261	296	184	248	58	24	103	119	606	687	-11.8
Fredericton	203	232	8	10	50	53	163	177	424	472	-10.2
Bathurst	32	41	0	2	0	3	4	43	36	89	-59.6
Campbellton	5	7	0	0	0	0	28	8	33	15	120.0
Edmundston	16	17	0	0	4	4	3	12	23	33	-30.3
Miramichi	32	42	0	0	0	0	0	17	32	59	-45.8
Total New Brunswick (10,000+)	731	888	204	286	140	99	377	459	1,452	1,732	-16.2

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
St. John's	9	9	0	22	60	50	0	0
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	16	0	6	6	0	0
Grand Falls-Windsor	0	0	0	10	4	2	0	0
Total Newfoundland and Labrador (10,000+)	9	9	16	32	70	58	0	[illegible]

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
St. John's	29	24	10	22	255	160	0	0
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	34	0	16	8	0	0
Grand Falls-Windsor	0	0	0	22	8	2	0	0
Total Newfoundland and Labrador (10,000+)	29	24	44	44	279	170	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Charlottetown	5	0	8	0	0	64	138	76
Summerside	8	0	0	0	0	0	6	0
Total Prince Edward Island (10,000+)	13	0	8	0	0	64	144	76

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Charlottetown	28	19	8	4	0	64	182	163
Summerside	8	4	0	0	0	0	20	0
Total Prince Edward Island (10,000+)	36	23	8	4	0	64	202	163

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
Halifax	35	32	0	0	43	15	212	341
[illegible]								
Cape Breton	0	0	0	0	0	0	3	0
[illegible]								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	3	0	0	0	0	2	0	0
Kentville C.A.	7	7	0	0	0	0	12	8
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	0	0	2	0	18	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	35	47
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	49	39	0	0	45	17	280	396

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Halifax	87	116	0	0	111	80	226	419
[illegible]								
Cape Breton	0	0	4	4	0	0	3	7
[illegible]								
Chester MD	0	0	0	0	0	2	0	0
East Hants MD	3	0	0	0	0	6	0	0
Kentville C.A.	10	7	10	0	0	0	36	8
Kings Subd A SC	0	0	0	0	0	0	0	16
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	0	0	4	0	22	0
Queens RGM	0	0	0	0	0	0	0	12
Truro	0	0	0	6	0	2	39	50
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	104	123	14	10	115	90	326	512

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
Saint John	14	8	0	0	4	2	0	69
Moncton	14	4	0	0	4	0	4	53
[illegible]								
Fredericton	22	6	0	0	4	36	41	0
[illegible]								
Bathurst	0	0	0	3	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	17	0	0
Total New Brunswick (10,000+)	50	18	0	3	12	55	45	122

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - September 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
Saint John	28	15	0	0	7	2	69	81
Moncton	58	24	0	0	6	16	97	103
[illegible]								
Fredericton	50	20	0	33	122	101	41	76
[illegible]								
Bathurst	0	0	0	3	0	0	4	43
Campbellton	0	0	0	0	0	0	28	8
Edmundston	4	4	0	0	3	0	0	12
Miramichi	0	0	0	0	0	17	0	0
Total New Brunswick (10,000+)	140	63	0	36	138	136	239	323

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
[illegible]								
St. John's	418	403	13	13	0	22	431	438
[illegible]								
Bay Roberts	28	32	0	0	0	0	28	32
Corner Brook	14	16	0	0	0	0	14	16
Gander	33	28	0	0	22	0	55	28
Grand Falls-Windsor	21	20	0	0	2	12	23	32
Total Newfoundland & Labrador (10,000+)	514	499	13	13	24	34	551	546

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
[illegible]								
St. John's	1,275	1,239	54	60	10	24	1,339	1,323
[illegible]								
Bay Roberts	65	67	0	0	0	0	65	67
Corner Brook	46	49	2	0	0	0	48	49
Gander	77	69	0	0	40	0	117	69
Grand Falls-Windsor	45	36	0	0	4	26	49	62
Total Newfoundland & Labrador (10,000+)	1,508	1,460	56	60	54	50	1,618	1,570

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Charlottetown	70	83	5	46	146	76	221	205
Summerside	27	13	0	0	9	0	36	13
Total Prince Edward Island (10,000+)	97	96	5	46	155	76	257	218

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Charlottetown	164	208	15	59	190	168	369	435
Summerside	39	26	0	0	23	0	62	26
Total Prince Edward Island (10,000+)	203	234	15	59	213	168	431	461

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Halifax	304	348	49	23	214	341	567	712
Cape Breton	46	34	0	0	6	2	52	36
Chester MD	13	7	0	0	0	0	13	7
East Hants MD	26	24	0	0	2	0	28	24
Kentville C.A.	28	36	0	0	12	8	40	44
Kings Subd A SC	16	31	0	0	0	0	16	31
Lunenburg MD	18	25	0	0	0	0	18	25
New Glasgow	27	19	0	0	18	1	45	20
Queens RGM	5	3	0	0	0	0	5	3
Truro	34	50	0	0	35	47	69	97
West Hants MD	14	10	0	0	0	1	14	11
Yarmouth MD	3	8	0	0	0	0	3	8
Total Nova Scotia (10,000+)	534	595	[illegible]	23	287	400	870	1,018

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Halifax	842	968	115	88	230	420	1,187	1,476
Cape Breton	132	138	0	0	42	17	174	155
Chester MD	27	26	0	0	0	0	27	26
East Hants MD	79	72	0	0	2	0	81	72
Kentville C.A.	67	73	0	0	46	8	113	81
Kings Subd A SC	47	66	0	0	0	16	47	82
Lunenburg MD	63	70	0	0	2	0	65	70
New Glasgow	70	74	0	0	22	1	92	75
Queens RGM	12	18	0	0	0	12	12	30
Truro	83	119	0	0	39	56	122	175
West Hants MD	36	30	0	0	0	4	36	34
Yarmouth MD	12	22	0	0	0	0	12	22
Total Nova Scotia (10,000+)	1,470	1,676	115	88	383	534	1,968	2,298

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market
New Brunswick
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Saint John	97	126	0	0	0	69	97	195
Moncton	114	110	10	4	10	54	134	168
Fredericton	91	104	4	36	46	4	141	144
Bathurst	13	17	0	0	0	3	13	20
Campbellton	2	4	0	0	0	0	2	4
Edmundston	5	8	0	0	0	0	5	8
Miramichi	10	21	0	17	0	0	10	38
Total New Brunswick (10,000+)	[illegible]	[illegible]	14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Table 3.5d: Completions by Submarket and by Intended Market
New Brunswick
January - September 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Saint John	227	289	0	7	71	81	298	377
Moncton	468	533	22	32	116	122	606	687
Fredericton	247	234	131	105	46	133	424	472
Bathurst	32	43	0	0	4	46	36	89
Campbellton	5	7	0	0	28	8	33	15
Edmundston	19	17	4	4	0	12	23	33
Miramichi	32	42	0	17	0	0	32	59
Total New Brunswick (10,000+)	1,030	1,165	157	165	[illegible]	[illegible]	1,452	[illegible]

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q3 2011	29	8.2	99	28.0	86	24.3	58	16.4	82	23.2	354	324,950	351,241
Q3 2010	42	12.1	108	31.1	87	25.1	57	16.4	53	15.3	347	314,900	341,133
Year-to-date 2011	112	10.9	280	27.1	280	27.1	139	13.5	221	21.4	1,032	319,950	346,770
Year-to-date 2010	203	18.6	342	31.3	248	22.7	151	13.8	148	13.6	1,092	300,000	324,944

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q3 2011	0	0.0	8	12.9	4	6.5	25	40.3	25	40.3	62	246,450	245,625
Q3 2010	0	0.0	3	5.2	9	15.5	27	46.6	19	32.8	58	210,000	229,231
Year-to-date 2011	0	0.0	9	6.6	16	11.7	66	48.2	46	33.6	137	239,900	237,254
Year-to-date 2010	0	0.0	5	3.0	36	21.3	71	42.0	57	33.7	169	215,000	235,470

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q3 2011	4	11.8	8	23.5	10	29.4	8	23.5	4	11.8	34	262,500	272,637
Q3 2010	6	20.0	11	36.7	5	16.7	4	13.3	4	13.3	30	210,000	261,828
Year-to-date 2011	14	15.6	28	31.1	23	25.6	20	22.2	5	5.6	90	227,500	243,275
Year-to-date 2010	11	10.5	38	36.2	31	29.5	17	16.2	8	7.6	105	225,000	246,361
Halifax CMA													
Q3 2011	3	1.3	8	3.5	36	15.9	75	33.0	105	46.3	227	369,700	418,915
Q3 2010	5	1.8	31	11.2	49	17.7	91	32.9	101	36.5	277	346,900	367,032
Year-to-date 2011	9	1.4	27	4.2	117	18.2	216	33.6	274	42.6	643	360,000	404,962
Year-to-date 2010	7	0.9	86	11.5	206	27.6	226	30.3	221	29.6	746	327,250	355,389
Total Urban Centres in Nova Scotia (10,000+)													
Q3 2011	7	2.7	16	6.1	46	17.6	83	31.8	109	41.8	261	364,000	399,859
Q3 2010	11	3.6	42	13.7	54	17.6	95	30.9	105	34.2	307	340,000	356,751
Year-to-date 2011	23	3.1	55	7.5	140	19.1	236	32.2	279	38.1	733	350,000	385,109
Year-to-date 2010	18	2.1	124	14.6	237	27.8	243	28.6	229	26.9	851	318,000	341,937

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q3 2011	0	0.0	2	2.8	18	25.0	28	38.9	24	33.3	72	235,000	232,622
Q3 2010	0	0.0	6	6.3	15	15.8	30	31.6	44	46.3	95	239,000	242,210
Year-to-date 2011	1	0.5	4	2.0	34	16.9	68	33.8	94	46.8	201	249,000	254,328
Year-to-date 2010	0	0.0	7	3.3	34	16.3	79	37.8	89	42.6	209	239,000	244,132
Moncton CMA													
Q3 2011	0	0.0	1	1.3	6	8.0	32	42.7	36	48.0	75	249,000	279,059
Q3 2010	0	0.0	0	0.0	12	18.2	35	53.0	19	28.8	66	220,520	238,404
Year-to-date 2011	0	0.0	1	0.4	50	19.9	89	35.5	111	44.2	251	240,000	264,364
Year-to-date 2010	0	0.0	8	2.7	34	11.6	134	45.9	116	39.7	292	229,900	253,971
Saint John CMA													
Q3 2011	0	0.0	0	0.0	3	5.1	17	28.8	39	66.1	59	275,137	323,338
Q3 2010	0	0.0	0	0.0	12	12.2	28	28.6	58	59.2	98	262,450	270,760
Year-to-date 2011	0	0.0	0	0.0	13	7.9	50	30.5	101	61.6	164	270,000	297,546
Year-to-date 2010	0	0.0	2	0.8	34	13.0	82	31.3	144	55.0	262	258,900	270,612
Total Urban Centres in New Brunswick (50,000+)													
Q3 2011	0	0.0	3	1.5	27	13.1	77	37.4	99	48.1	206	249,000	275,510
Q3 2010	0	0.0	6	2.3	39	15.1	93	35.9	121	46.7	259	249,000	252,043
Year-to-date 2011	1	0.2	5	0.8	97	15.7	207	33.6	306	49.7	616	249,900	269,923
Year-to-date 2010	0	0.0	17	2.2	102	13.4	295	38.7	349	45.7	763	245,000	256,990

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Third Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	240	36.4	425	600	694	61.2	235,741	22.5	229,422
	February	234	18.8	394	579	793	49.7	219,195	12.4	222,972
	March	309	23.6	410	734	728	56.3	234,403	18.4	232,848
	April	320	23.6	389	809	683	57.0	221,109	13.5	233,476
	May	338	7.0	373	796	656	56.9	235,986	17.6	237,300
	June	436	3.6	357	948	672	53.1	237,489	12.1	233,635
	July	469	-12.5	324	844	646	50.2	238,729	16.2	236,287
	August	430	-8.9	306	785	690	44.3	245,782	16.2	234,416
	September	424	-14.5	323	725	689	46.9	230,190	12.9	239,468
	October	410	-13.3	325	685	715	45.5	231,039	17.4	242,217
	November	328	-22.1	302	595	701	43.1	232,985	8.9	240,446
	December	298	-25.3	306	351	784	39.0	255,517	10.6	249,563
2011	January	207	-13.8	368	653	754	48.8	235,361	-0.2	238,131
	February	227	-3.0	372	578	759	49.0	240,403	9.7	249,043
	March	305	-1.3	388	710	706	55.0	250,836	7.0	252,656
	April	303	-5.3	374	814	735	50.9	242,971	9.9	251,986
	May	327	-3.3	337	1,027	789	42.7	246,092	4.3	249,427
	June	340	-22.0	298	994	757	39.4	255,815	7.7	253,604
	July	499	6.4	358	883	717	49.9	250,948	5.1	247,682
	August	551	28.1	391	923	768	50.9	249,280	1.4	248,980
	September	443	4.5	346	852	812	42.6	262,481	14.0	268,569
	October									
	November									
	December									
	Q3 2010	1,323	-12.0	953	2,354	2,025	47.1	238,283	15.2	236,764
	Q3 2011	1,493	12.8	1,095	2,658	2,297	47.2	252,755	6.5	254,744
	YTD 2010	3,200	2.5		6,820			234,254	15.0	
	YTD 2011	3,202	0.1		7,434			249,757	6.6	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Prince Edward Island Third Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	54	3.8	121	209	231	52.4	159,319	-3.6	147,220
	February	65	-15.6	124	189	235	52.8	130,469	-1.1	143,608
	March	99	35.6	137	248	238	57.6	139,938	-5.2	151,659
	April	118	45.7	137	306	260	52.7	156,763	22.5	155,703
	May	132	15.8	130	352	253	51.4	145,113	-2.9	142,731
	June	184	20.3	141	336	244	57.8	137,355	-7.7	128,548
	July	148	-15.4	113	329	252	44.8	144,770	-3.9	140,019
	August	135	0.0	87	286	264	33.0	156,261	6.8	178,143
	September	143	-10.1	109	246	268	40.7	146,537	2.8	150,759
	October	156	4.0	128	176	233	54.9	150,091	-3.2	144,240
	November	126	3.3	124	173	257	48.2	157,116	3.8	149,990
	December	127	12.4	136	88	201	67.7	144,327	10.0	144,525
2011	January	64	18.5	131	211	260	50.4	149,670	-6.1	150,501
	February	59	-9.2	121	171	220	55.0	134,135	2.8	143,671
	March	98	-1.0	130	243	240	54.2	142,407	1.8	143,359
	April	93	-21.2	115	336	271	42.4	156,503	-0.2	157,330
	May	116	-12.1	116	406	261	44.4	125,078	-13.8	125,009
	June	184	0.0	132	437	329	40.1	151,859	10.6	149,318
	July	130	-12.2	100	329	258	38.8	163,725	13.1	174,231
	August	204	51.1	145	345	283	51.2	166,013	6.2	175,460
	September	175	22.4	138	251	264	52.3	169,964	16.0	168,609
	October									
	November									
	December									
	Q3 2010	426	-9.2	309	861	784	39.4	149,005	1.6	154,541
	Q3 2011	509	19.5	383	925	805	47.6	166,787	11.9	172,671
	YTD 2010	1,076	5.8		2,501			145,955	0.2	
	YTD 2011	1,123	4.2		2,729			154,363	5.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Nova Scotia
Third Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	502	27.7	875	1,345	1,550	56.5	194,301	8.3	205,253
	February	644	10.8	852	1,333	1,538	55.4	217,413	15.8	213,496
	March	905	30.8	911	2,052	1,662	54.8	211,172	11.9	204,733
	April	1,081	26.1	895	2,199	1,666	53.7	211,970	2.6	202,860
	May	1,084	-0.9	818	2,153	1,623	50.4	218,129	5.3	201,838
	June	1,154	-7.8	837	1,978	1,538	54.4	212,814	4.5	201,809
	July	912	-19.3	737	1,847	1,605	45.9	198,652	-2.2	204,742
	August	906	-11.9	776	1,574	1,482	52.4	202,573	8.3	206,323
	September	767	-14.4	751	1,440	1,486	50.5	191,388	-1.0	198,382
	October	825	-7.3	886	1,292	1,514	58.5	194,578	2.6	201,504
	November	741	7.4	848	1,120	1,564	54.2	200,072	2.3	210,931
	December	515	-0.6	848	755	1,859	45.6	211,971	5.9	222,064
2011	January	464	-7.6	795	1,383	1,643	48.4	207,798	6.9	217,527
	February	610	-5.3	806	1,302	1,537	52.4	207,051	-4.8	203,729
	March	850	-6.1	859	2,050	1,658	51.8	220,157	4.3	219,005
	April	932	-13.8	813	2,180	1,696	47.9	216,106	2.0	204,119
	May	1,106	2.0	824	2,322	1,671	49.3	222,667	2.1	203,832
	June	1,261	9.3	895	2,252	1,785	50.1	216,391	1.7	211,766
	July	965	5.8	835	2,024	1,758	47.5	212,821	7.1	211,610
	August	1,027	13.4	861	1,839	1,710	50.4	201,999	-0.3	206,350
	September	871	13.6	859	1,685	1,730	49.7	202,090	5.6	211,003
	October									
	November									
	December									
	Q3 2010	2,585	-15.4	2,264	4,861	4,573	[illegible]	[illegible]	[illegible]	[illegible]
	Q3 2011	2,863	10.8	2,555	5,548	[illegible]	49.7	[illegible]	[illegible]	[illegible]
	YTD 2010	7,955	0.4		15,921			207,585	5.2	
	YTD 2011	8,086	1.6		17,037			212,620	2.4	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for New Brunswick Third Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	350	24.6	639	940	1,133	56.4	155,783	9.7	153,945
	February	431	9.9	570	1,038	1,252	45.5	154,051	4.4	159,383
	March	616	23.0	631	1,504	1,265	49.9	155,110	1.8	152,770
	April	671	6.8	576	1,540	1,179	48.9	161,407	4.0	158,855
	May	656	-19.6	489	1,484	1,136	43.0	166,057	-0.4	158,772
	June	787	-8.1	542	1,368	1,080	50.2	166,820	4.0	158,528
	July	649	-21.9	525	1,330	1,138	46.1	159,513	4.9	162,582
	August	628	-7.4	516	1,168	1,070	48.2	154,373	-1.4	156,768
	September	594	0.8	566	1,182	1,127	50.2	151,660	0.0	157,481
	October	523	-3.9	573	959	1,154	49.7	152,087	0.6	158,156
	November	478	-4.0	565	868	1,199	47.1	153,079	-2.1	158,024
	December	319	-18.0	507	552	1,202	42.2	142,813	-3.9	153,555
2011	January	346	-1.1	628	1,000	1,217	51.6	151,260	-2.9	151,215
	February	433	0.5	578	922	1,106	52.3	151,063	-1.9	157,012
	March	526	-14.6	530	1,444	1,185	44.7	159,533	2.9	167,284
	April	688	2.5	627	1,542	1,231	50.9	171,130	6.0	165,553
	May	762	16.2	541	1,698	1,242	43.6	174,632	5.2	164,135
	June	734	-6.7	524	1,630	1,286	40.7	160,587	-3.7	154,537
	July	612	-5.7	520	1,311	1,199	43.4	160,568	0.7	159,196
	August	601	-4.3	492	1,268	1,140	43.2	159,979	3.6	163,873
	September	602	1.3	557	1,231	1,208	46.1	156,900	3.5	162,907
	October									
	November									
	December									
	Q3 2010	1,871	-10.8	1,607	3,680	3,335	48.2	155,295	1.2	158,918
	Q3 2011	1,815	-3.0	1,569	3,810	3,547	44.2	159,156	2.5	161,980
	YTD 2010	5,382	-3.4		11,354			158,965	2.2	
	YTD 2011	5,304	-1.4		12,046			161,992	1.9	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Newfoundland and Labrador Third Quarter 2011												
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	216.3	15.0	290	91.3	781	674,476	95.61
	April - June	642	3.7	6.0	219.2	14.4	120	90.8	783	1,558,872	96.03
	July - September	612	3.4	5.5	220.7	14.2	-545	88.2	792	1,427,631	96.04
	October - December	599	3.3	5.3	221.9	13.7	-26	83.1	810	1,506,323	98.64
2011	January - March	600	3.5	5.3	228.0	12.5	-389	84.4	807	1,303,199	101.95
	April - June	614	3.6	5.6	227.4	11.8	241	71.0	808	1,216,117	104.18
	July - September	600	3.5	5.3	222.5	13.1		65.5	837		100.57
	October - December										

Table 6.1a: Growth (1) of Economic Indicators for Newfoundland and Labrador Third Quarter 2011											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	1.8	0.0	-399.0	24.5	5.0	-25.3	19.8
	April - June	5.7	-0.2	0.6	3.9	-1.1	-90.9	17.9	5.5	60.0	10.4
	July - September	-1.9	-0.4	-0.2	4.2	-1.9	-142.7	6.0	5.0	1.2	3.8
	October - December	-3.1	-0.4	-0.3	4.1	-2.2	-104.6	-7.1	3.8	38.5	4.8
2011	January - March	-2.4	-0.2	-0.3	5.4	-2.6	-234.1	-7.5	3.3	93.2	6.6
	April - June	-4.5	-0.1	-0.5	3.8	-2.6	100.8	-21.9	3.3	-22.0	8.5
	July - September	-1.9	0.1	-0.2	0.8	-1.1		-25.8	5.7		4.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Prince Edward Island Third Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	71.3	10.2	450	91.3	666	246,351	95.61
	April - June	642	3.7	6.0	70.9	10.7	694	90.8	686	341,707	96.03
	July - September	612	3.4	5.5	70.4	12.0	870	88.2	692	321,086	96.04
	October - December	599	3.3	5.3	70.1	12.3	239	83.1	710	297,744	98.64
2011	January - March	600	3.5	5.3	70.8	11.4	385	84.4	700	245,335	101.95
	April - June	614	3.6	5.6	71.6	11.7	752	71.0	703	337,043	104.18
	July - September	600	3.5	5.3	72.4	11.4		65.5	710		100.57
	October - December										

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island Third Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	5.7	-2.1	114.3	24.5	-1.1	-14.4	19.8
	April - June	5.7	-0.2	0.6	4.3	-1.9	0.9	17.9	3.8	-9.3	10.4
	July - September	-1.9	-0.4	-0.2	3.0	-0.4	19.7	6.0	8.0	-4.4	3.8
	October - December	-3.1	-0.4	-0.3	-0.5	1.7	**	-7.1	10.0	-5.7	4.8
2011	January - March	-2.4	-0.2	-0.3	-0.7	1.3	-14.4	-7.5	5.2	-0.4	6.6
	April - June	-4.5	-0.1	-0.5	1.0	0.9	8.4	-21.9	2.5	-1.4	8.5
	July - September	-1.9	0.1	-0.2	2.8	-0.5		-25.8	2.5		4.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Nova Scotia Third Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	451.3	9.1	260	91.3	726	2,181,018	95.61
	April - June	642	3.7	6.0	455.2	8.7	1,176	90.8	730	2,468,866	96.03
	July - September	612	3.4	5.5	455.0	9.4	915	88.2	732	2,530,812	96.04
	October - December	599	3.3	5.3	448.4	9.9	-428	83.1	741	2,618,247	98.64
2011	January - March	600	3.5	5.3	453.1	9.3	-531	84.4	745	2,595,955	101.95
	April - June	614	3.6	5.6	449.8	9.0	81	71.0	745	2,803,711	104.18
	July - September	600	3.5	5.3	453.4	8.9		65.5	747		100.57
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Nova Scotia Third Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-0.4	0.1	-15.6	24.5	2.9	4.4	19.8
	April - June	5.7	-0.2	0.6	1.3	-0.5	64.5	17.9	3.5	9.0	10.4
	July - September	-1.9	-0.4	-0.2	1.1	0.1	-53.0	6.0	3.3	10.1	3.8
	October - December	-3.1	-0.4	-0.3	-1.2	0.7	-205.9	-7.1	4.4	20.8	4.8
2011	January - March	-2.4	-0.2	-0.3	0.4	0.3	-304.2	-7.5	2.5	19.0	6.6
	April - June	-4.5	-0.1	-0.5	-1.2	0.2	-93.1	-21.9	2.0	13.6	8.5
	July - September	-1.9	0.1	-0.2	-0.3	-0.5		-25.8	2.2		4.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

(1) Growth year over year expressed in percentage

(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6d: Level of Economic Indicators for New Brunswick Third Quarter 2011											
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	358.7	8.9	607	91.3	710	3,987,374	95.61
	April - June	642	3.7	6.0	357.2	8.9	789	90.8	712	4,608,532	96.03
	July - September	612	3.4	5.5	355.3	9.5	763	88.2	717	4,445,481	96.04
	October - December	599	3.3	5.3	353.5	9.8	487	83.1	734	4,215,500	98.64
2011	January - March	600	3.5	5.3	353.5	9.5	68	84.4	733	4,651,604	101.95
	April - June	614	3.6	5.6	351.2	9.7	774	71.0	722	5,311,684	104.18
	July - September	600	3.5	5.3	350.4	9.4		65.5	728		100.57
	October - December										

Table 6.1d: Growth (1) of Economic Indicators for New Brunswick Third Quarter 2011											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-0.1	-0.1	-16.3	24.5	3.0	27.5	19.8
	April - June	5.7	-0.2	0.6	-0.4	0.1	45.6	17.9	2.0	23.0	10.4
	July - September	-1.9	-0.4	-0.2	-1.2	0.9	21.7	6.0	0.7	20.0	3.8
	October - December	-3.1	-0.4	-0.3	-2.0	1.2	**	-7.1	3.6	15.1	4.8
2011	January - March	-2.4	-0.2	-0.3	-1.5	0.6	-88.8	-7.5	3.2	16.7	6.6
	April - June	-4.5	-0.1	-0.5	-1.7	0.8	-1.9	-21.9	1.4	15.3	8.5
	July - September	-1.9	0.1	-0.2	-1.4	-0.1		-25.8	1.5		4.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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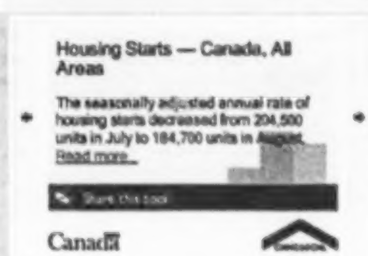

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